

WELLESLEY  
FAIR HOUSING PLAN

MARCH 27, 1984

revised  
JUNE 12, 1984

*See also*

*p 2*

*p 15*

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## I. FAIR HOUSING POLICY STATEMENT

It is the policy of the Town of Wellesley to insure equal housing opportunity for all people without regard to race, color, national ancestry, age, sex, religious preference or marital status. In instances where there is either an overconcentration or <sup>underrepresentation</sup> ~~uderrepresentation~~ of minorities as compared to Boston SMSA population figures the Town Of Wellesley will make every effort within its legal authority to correct whatever inequities exist. The Town of Wellesley will work with the Massachusetts Commission Against Discrimination in investigating and taking or supporting appropriate legal action against violators of fair housing law.

## II. COMMUNITY PROFILE

1. Total Population Town - 27,209 source--1980 Census  
(PC80-1-A23 p. 16)
2. Total Population SMSA - 2,763,357 source--1980 Census  
(PC80-1-A23 p. 24)
3. Racial Composition (%) Town - Total 27,209 (100)
 

<u>White</u>	<u>Black</u>	<u>Other*</u>
26,293 (97)	295 (1)	621 (2)
<u>Spanish Origin</u>	<u>Not of Spanish Origin</u>	
351 (1)	26,858 (99)	

source--1980 Census  
STF 1A 5445 A
4. Racial Composition (%) SMSA - Total 2,763,357 (100)
 

<u>White</u>	<u>Black</u>	<u>Other*</u>
2,520,828 (91)	160,434 (6)	83,095 (3)
<u>Spanish Origin</u>	<u>Not of Spanish Origin</u>	
66,417 (2)	2,696,940 (98)	

source--1980 Census  
PC80-1-B23 p.15

source--1980 Census  
PC80-1-B23 p. 23

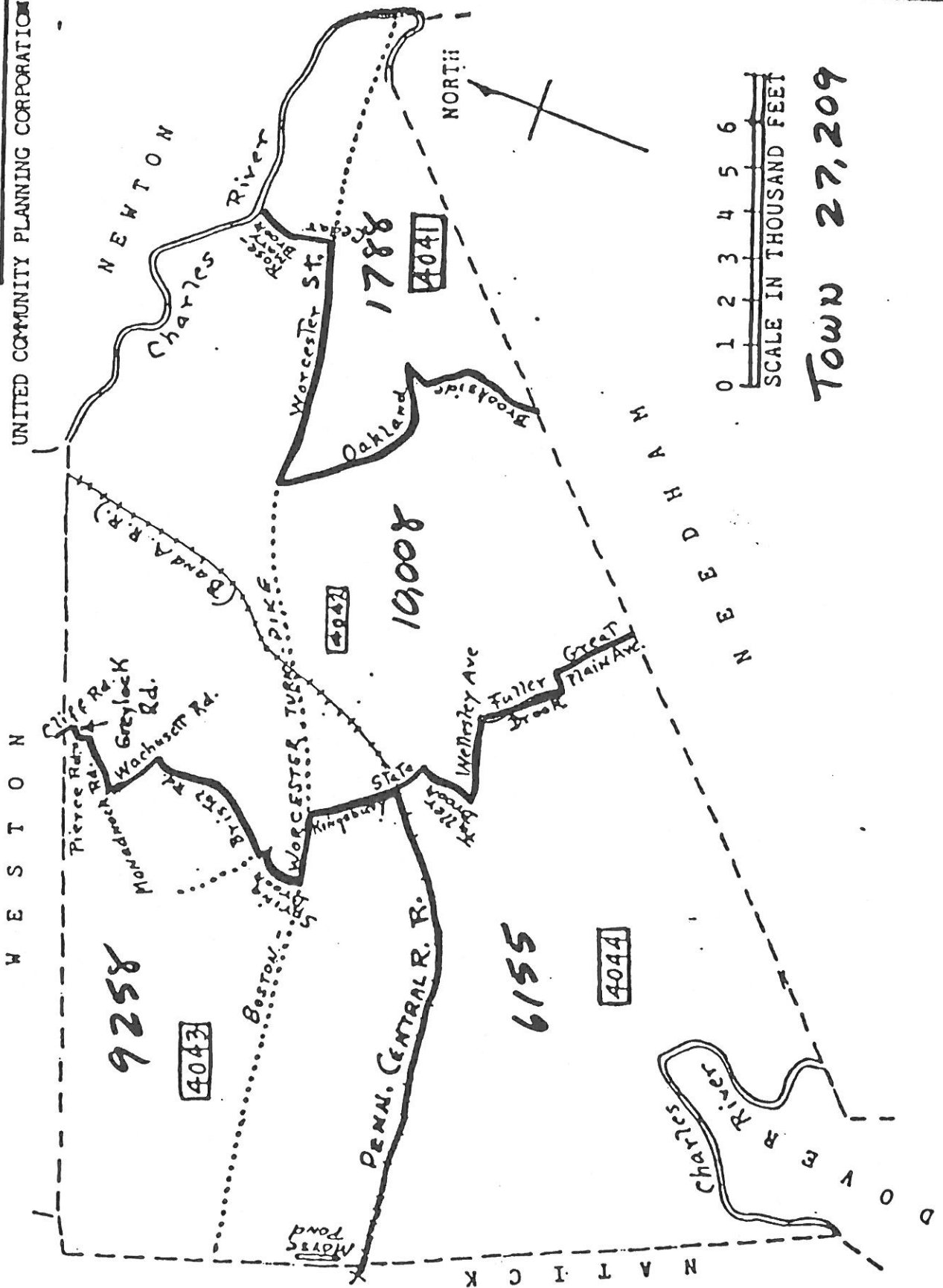
\*American Indian, Eskimo, Aleut., Asian and Pacific Islander and other.



# PERSONS

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Town 27,209

5. Minority (%) Population Town - Total 27,209 (100%)

Minority\*  
1,191 (4.4%)

White Non-Spanish  
26,018 (95.6)

source--1980 Census  
PC80-1-B23 p. 29

6. Minority (%) Population SMSA - Total 2,763,357 (100%)

Minority\*  
274,684 (10%)

White Non-Spanish  
2,488,673 (90%)

source--1980 Census  
PC80-1-B23 p. 23

7. Areas of Minority Concentration - Town  
Census Tract - 4044

8.8% Minorities

(4041-1.5%, 4042-3%, 4043-3.4%, 4044-8.8%)

source--1980 Census  
STF 1A p. 5468-A

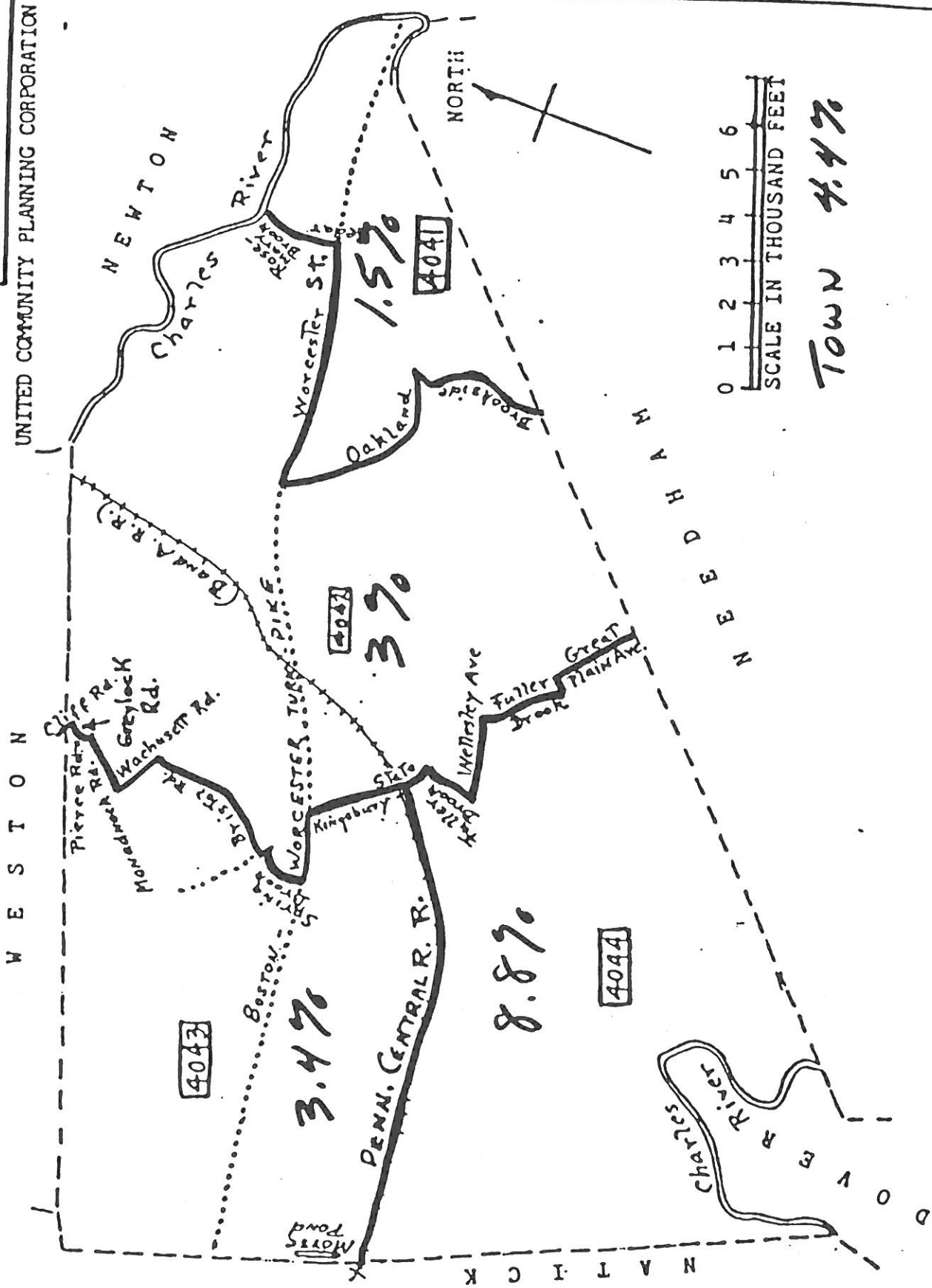
Comment - 70% of Blacks, 64% of Asian and Pacific Islanders, and 53% of all persons of Spanish Origin residing in 4044 are within one Census Block (#902) out of 67 Census Blocks in this Tract. Block 902 contains Wellesley College which has approximately 3500 total students. Block 902 geographically is a large block covering 12% of the land area in the Tract and including 32% of the total population of the Tract.

\*Minority includes -- White Spanish, Black Spanish, Other Non-White Spanish, Black Non-Spanish, and Other Non-White, Non-Spanish.

# MINORITIES

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8. Areas of Racial Transition. See Item 7 Above.

1970 Tract 4044 Block 902 - Total Population 1934 - Negro - 4

source--1970 Census

1980 Tract 4044 Block 902 - Total Population 1955 - Black - 130,  
Asian and Pacific Islander\* 119, Spanish Origin\* 76

source--1980 Census

PHC80-1-98 p. 249

Block 902 contains Wellesley College which has approximately  
3500 total students.

9. Low and Moderate Income Population.

Boston SMSA Median Household Income - \$18,694  
Median Family Income - \$22,848

source--MAPC

Boston SMSA 80% Median Household Income - \$14,955  
80% Median Family Income - \$18,278

Wellesley Households less than 80% of Median - 1,802 - 21.4%  
Families less than 80% of Median - 928 - 14.1%

Wellesley Households - 8,410  
Families - 6,565

source--1980 Census

10. Elderly Population - Town

65 and over - total persons - 3,456 12.7%

source--1980 Census

PC80-1-B23 p. 208

\*Not comparable with 1970 Data.

11. Percentage of Town Population in Substandard Housing by Race and Tract.

Tract	4041	4042	4043	4044
All units	512	2946	2963	1530
Lacking some or all plumbing				
Owner Occupied	8	6	17	10
Negro	0	0	0	0
Renter Occupied	0	4	5	94
Negro	0	0	0	1
Total substandard - 145	source--1970 Census PHC (1) 29 p. 23			

Occupied units with complete plumbing by race.

Total	8412	- 100%	
White	8272	98.3%	
Black	63	.7%	
American Indian, etc.	0	-	
Asian, Pacific	64	.7%	
Spanish (any race)	75	.9%	
			source--1980 Census STF 3 Printout Draper Hall, U. Mass. Amherst

In pre-1940 Structures with complete plumbing.

Total	3946	- 100%	
White	3904	98.9%	
Black	18	.5%	
American Indian, etc.	0	-	
Asian, Pacific	18	.5%	
Spanish (any race)	39	1.0%	
			source--1980 Census STF 3 Printout Draper Hall, U. Mass. Amherst

With complete plumbing, more than one person per room.

Total	20	- 100%	
White	20	- 100%	
Black	0	-	
American Indian, etc.	0	-	
Asian, Pacific	0	-	
Spanish (any race)	0	-	
			source--1980 Census STF 3 Printout Draper Hall, U. Mass. Amherst

Lacking Central Heat with complete plumbing.

Total	127 - 100%
White	127 - 100%
Black	0
American Indian, etc.	0
Asian, Pacific	0
Spanish	0

source--1980 Census  
STF 3 Printout  
Draper Hall, U Mass,  
Amherst

12. Location of Substandard Housing by Census Tract.

Lacking plumbing for exclusive use

Total	29
4041	1
4042	8
4043	6
4044	14

source--1980 Census  
STF 1A ps. 5445A, 5468B

13. Persons in occupied housing units by tenure

Total	23,942
In rental units	3335 13.9%

Occupied Units

Total	8431
Renter occupied	1621 19.2%

Occupied Units by Race - Town

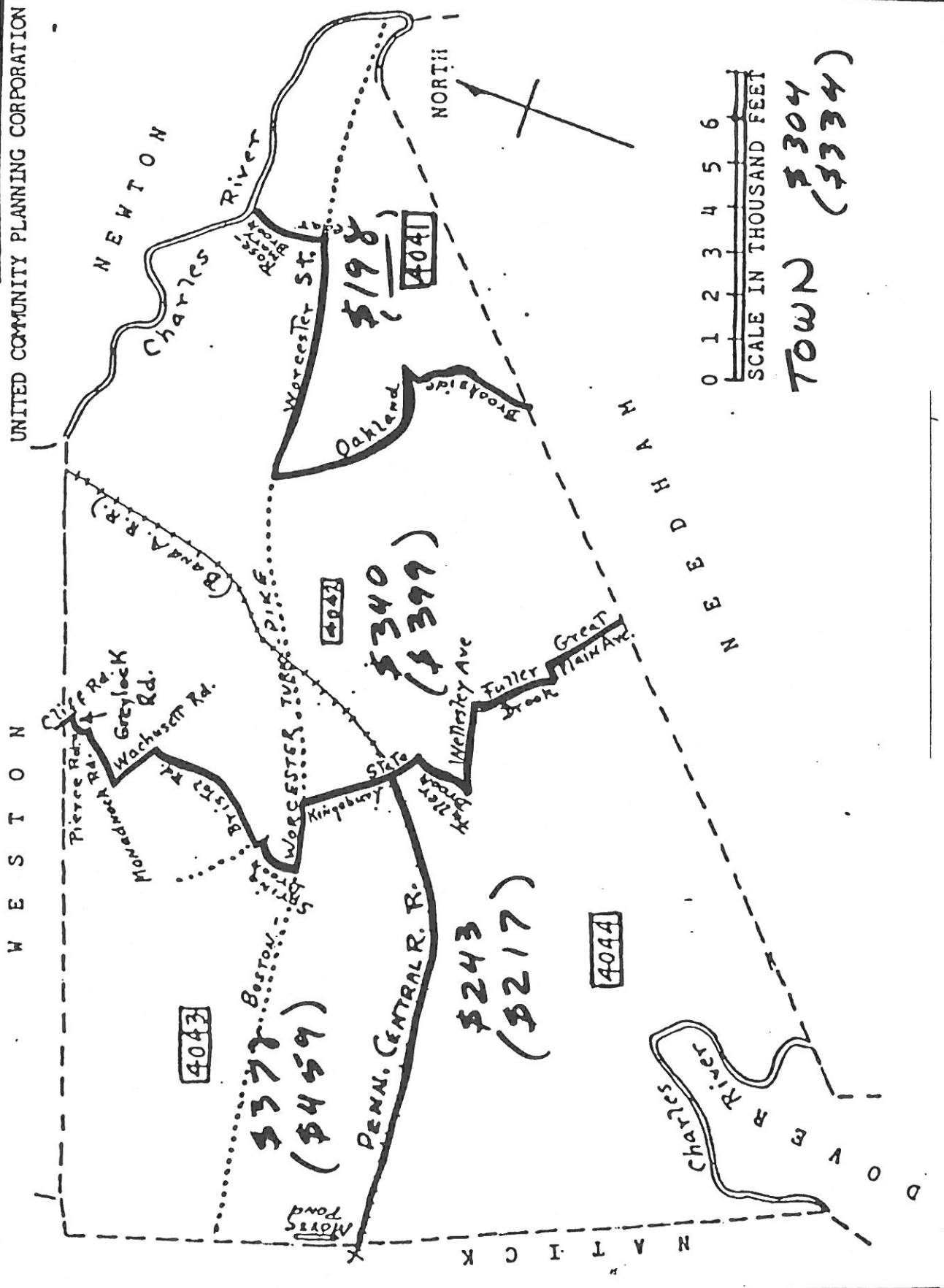
	W	B	Am. Ind.	Asian/Pacific	Other	Spanish
Total	8284	63	0	71	13	75
Renter Occupied	1563	38	0	14	6	27

source--1980 Census  
STF 3 Printout  
Draper Hall, U Mass,  
Amherst

# MEAN CONTRACT RENT - OCCUPIED (VACANT)

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# Occupied Units by Race and Tract

			4041		4042		4043		4044	
	Total	Renter	T	R	T	R	T	R	T	R
White	8284	1563	649	121	2927	408	3066	462	1642	572
Black	63	38	0	0	18	-	17	0	28	28
American Indian, etc.	0	0	0	0	0	0	0	0	0	0
Asian, Pacific	71	14	0	0	25	0	20	0	26	-
Other	13	6	0	0	7	0	0	0	6	-
Spanish (any race)	75	27	0	0	43	11	16	0	16	16

source--1980 Census  
STF 3A pgs. 5446D and  
5468D

14. Family Housing: Barton Road - 90 Units; Waldo Court - 12 Units; Scattered Site Section 8 - 15 Units.

15. Low Income Elderly Units - Wellesley Housing Authority

76 - Morton Circle  
24 - River Street  
32 - Weston Road  
132 - Units

## Moderate Income Elderly

124 - Glen Grove - MacNeil Associates - Section 8  
9 - Ardmore - Auburn/Murphy (approved)  
54 - Phillips/Intermediate (approved Town Meeting)  
187 - Units

16. See above - 9 Units Assisted Elderly - 4-6 Cedar St. (Ardmore) Auburn/Murphy.

17. Building Permits.

	FY	80	\$x000	81	\$x000	82	\$x000
New Residences		33	2,200	24	1,775	23	1,740
Residential Alterations		201	1,506	297	1,652	276	3,165
New Commercial		4	4,675	2	980	8	9,156
Commercial Alterations		37	1,406	85	3,292	80	158

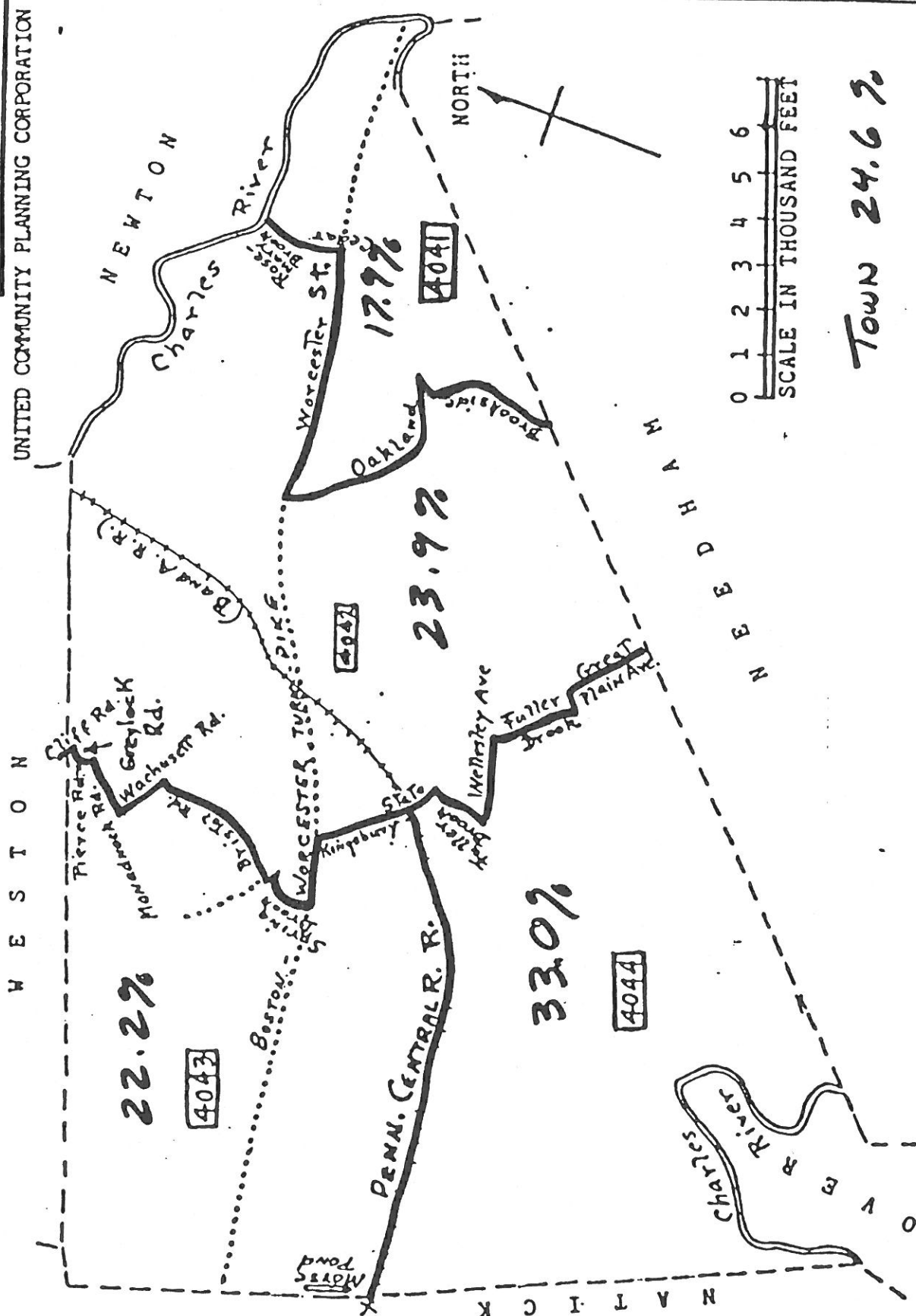
Low and Moderate Income Projects - One project received approval during this period. 4-6 Cedar Street (Ardmore) was approved. It will be 36 housing units, one quarter of which will be low or moderate income units.



# HOUSEHOLDERS 65 AND OVER

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Town 24.6%

Supplement to Community Profile.

Town of Wellesley Pursuant to 301 CMR 50.19 AAR Section 3.2 FEMALE  
HEADS OF HOUSEHOLDS.

18. Female Householder - No Husband Present - SMSA/Town

<u>SMSA - Total Households</u>		<u>Female Householder</u>	<u>% of Householders</u>
990,660		340,168	34.3
<u>TOWN - Total Households</u>		<u>Female Householder</u>	<u>% of Householders</u>
8,431		2,044	24.2
TRACT 4041	626	149	23.8
4042	3,000	623	20.8
4043	3,103	683	22.0
4044	1,702	589	34.6

1001-1570861

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### III. FAIR HOUSING OFFICER

On October 25, 1983, the Wellesley Board of Selectmen designated the Town Planning Director to serve as Fair Housing Officer to develop a Fair Housing Plan for review by a Fair Housing Committee to be appointed by the Board. The Fair Housing Plan shall be periodically updated by the Fair Housing Officer, as may be necessary.

+ committee

### IV. FAIR HOUSING COMMITTEE

On or before July 1, 1984, the Board of Selectmen of the Town of Wellesley will appoint a Fair Housing Committee to coordinate and oversee implementation of the Fair Housing Plan. The Committee will consist of five members as follows:

1. A designee recommended by the Wellesley Housing Authority;
2. A designee recommended by the Planning Board;
3. A designee recommended by the Public Housing Tenants Association;
4. A real estate broker/developer or banker to be named by the Board of Selectmen; and
5. A designee recommended by the Massachusetts Commission Against Discrimination or if that agency declines to make a recommendation, a designee shall be recommended by the Fair Housing Officer.

The members of the Fair Housing Committee shall be appointed to serve for three year terms, however, the Board of Selectmen shall make the original appointments as follows:

- a. Two members shall be appointed for one year terms;
- b. Two members shall be appointed for two year terms;
- c. One member shall be appointed for a three year term.

The committee shall elect from its memberships a Chairman, a Vice-Chairman and a Secretary.

The responsibilities of the Fair Housing Committee are:

1. To review and approve or modify and approve the Implementation section of the Fair Housing Plan.
2. To periodically update the Implementation section of the Fair Housing Plan.
3. To evaluate and analyze any overconcentration or under representation of minorities in the Town and to prepare recommendations to address inequities that may exist.
4. To design and implement an audit and reporting system that will measure the effectiveness of the Fair Housing Program, and to suggest any improvements.
5. To keep other town boards and the public, including banks and real estate brokers, informed of fair housing law and amendments to the law.
6. To generally promote public awareness of the Town's responsibilities under the Fair Housing Program.

## V. IMPLEMENTATION

### A. Steps to insure compliance with the laws against discrimination.

#### 1. Public Information/Outreach.

The Fair Housing Officer, working with the Fair Housing Committee, will prepare printed materials for distribution to all Real Estate Offices in Wellesley and those Real Estate Offices outside Wellesley which regularly handle properties in Wellesley, local banks, landlords with rental properties in Wellesley and the Wellesley Housing Authority. It will be requested that these printed materials be posted or displayed on the premises where the public can easily see and read them. These printed materials will explain the fair housing law and state the penalties for violations. If MCAD has printed materials prepared for this purpose, which can be made available and/or xeroxed, these can be used. In addition, notification of this public information program will be announced and/or featured as a story in the local newspaper.

#### 2. Complaint Intake/Follow-through.

The Fair Housing Officer shall act as Complaint Intake Officer. It is anticipated that the role of the Complaint Intake Officer will be to:

- a. Inform people on an individual basis about the law and their rights under the law;
- b. Perform intake interviews, notify MCAD of complaints, process complaint forms and prepare and maintain a complaint documentation file.

### B. Governmental Action Program.

#### 1. Policy Adoption.

##### a. Selectmen

Presentation of Fair Housing Policy Statement will be made to the Board of Selectmen for adoption on or before July 1, 1984.

##### b. Town Meeting

Presentation of a resolution containing the language of the Fair Housing Policy Statement will be made to the Wellesley Town Meeting for adoption during the 1985 Annual Town Meeting.

## V. IMPLEMENTATION

### 2. Program Adoption.

Over the five year period beginning July 1, 1984, presentation will be made by the Fair Housing Committee to the Wellesley Board of Selectmen and the Wellesley Planning Board of specific proposals to increase the number of smaller, more affordable housing units and subsidized housing units in Wellesley such as:

- a. Conversion of Abandoned School Buildings to provide housing units;
- b. Encouraging the Wellesley Housing Authority to work with the Planning Board to identify and rezone, if necessary, suitable sites for additional public housing units. (See appendix for (1) History of Wellesley's Subsidized Housing Effort, (2) Comprehensive Plan Recommendations, (3) List of Possible Sites - 1981 Housing Study.);
- c. Development of a Zoning Bylaw amendment to allow small accessory apartments in residential districts. (See appendix for Comprehensive Plan Recommendations and List of Possible Sites - 1981 Housing Study.);
- d. Development of a Zoning Bylaw amendment to allow large single family homes on large lots to be converted to provide additional smaller dwelling units (rather than being subdivided to provide additional detached expensive homes on small lots), (See appendix for Comprehensive Plan Recommendations and List of Possible Sites - 1981 Housing Study.);
- e. Encouraging approval of sound Chapter 40B comprehensive permit requests in sections of town recommended for such development. (See appendix for Comprehensive Plan Recommendations and List of Possible Sites - 1981 Housing Study.);
- f. Encouraging approval of sound proposals for mixed use commercial/residential developments which include some modest cost and/or subsidized housing units;
- g. Development of a Zoning Bylaw amendment which would require that a percentage of units in new multiple family residence developments be provided for low or moderate income families.

## APPENDIX - COMPREHENSIVE PLAN RECOMMENDATIONS

The Wellesley Comprehensive Plan policy 2.261 recommends that additional subsidized housing units be located in accordance with the recommendations of the Land Use Map (see attachment).

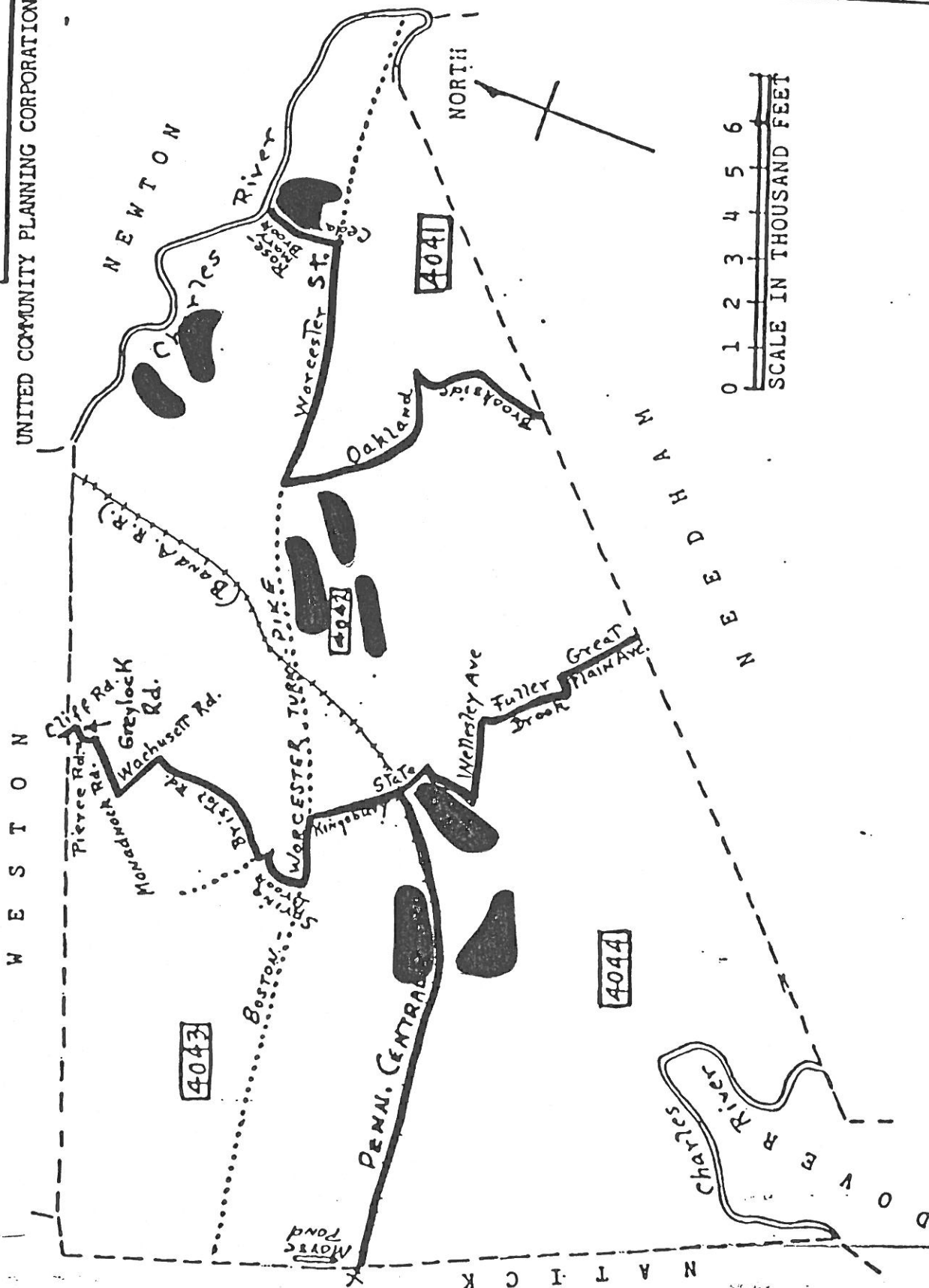
<u>Locations (from West to East)</u>	<u>Approximate Acres</u>
Linden Street west of the Business District, Curve Street between Crest Road and Linden Street, Crest Road, a portion of Oakencroft Road, Delanson Circle and a portion of Hollis Street north of Linden Street.	20 a. <sup>±</sup>
"Triangle Area" Weston Road between Central Street and Washington Street, Cross Street, Waban Street, Abbott Street, Washington Street between Lovewell Road and the Business District, both sides of Grove Street between Wellesley Green Condominiums and the Business District.	25 a. <sup>±</sup>
Washington Street southerly side between Wellesley Avenue and the Business District near Sessions Street, Dexter Road, Aberdeen Road, Atwood Street, Morton Street and Sessions Street.	20 a. <sup>±</sup>
Worcester Street southerly side between Shaw Road and Cliff Road southerly to the Railroad Tracks.	25 a. <sup>±</sup>
Paine Street easterly portion, Forest Street both sides near the Paine Street intersection, Laurel Avenue, Laurel Terrace, Spruce Park, Caroline Street northerly portion and Abbott Road both sides near Bemis Road.	15 a. <sup>±</sup>
Eaton Court and the land lying southerly of the Business District to Wareland Road.	10 a. <sup>±</sup>
Ledyard Street southerly portion, and a portion of Columbia Street extending to the Industrial District and the Charles River.	10 a. <sup>±</sup>
Washington Court, the northerly portion of Bow Street and the land lying southeasterly of the Business District easterly to River Street.	15 a. <sup>±</sup>
Barton Road.	15 a. <sup>±</sup>



# COMPREHENSIVE PLAN RECOMMENDATIONS 1980 Census Tracts POLICY 2.261

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## WELLESLEY SUBSIDIZED HOUSING

### 1982 - Cedar Street

The Town issued a comprehensive permit for a limited dividend development under the provisions of Ch. 40B M.G.L. The Cedar Street development is proposed to contain 36 units of housing. The development will bring to 425 the number of qualifying units in Wellesley.

### 1978 - Glen Grove

The Town issued a comprehensive permit for a limited dividend development under the provisions of Ch. 40B M.G.L. consisting of 125 units of low or moderate income housing in two buildings in Wellesley Square. This development brought to 389 the number of subsidized units in Wellesley.

### 1977 - Rent Subsidy Program

The Wellesley Housing Authority added 9 state rent subsidy units and 20 H U D Sec. 8 units to bring to 264 the number of units under its control.

### 1976 - New Elderly Housing Units

Fifty seven units of low income elderly housing were completed and occupied at Weston Road (near Worcester Street) and at River Street.

### 1975 - Waldo Court

Twelve units of low income family housing were opened on Linden Street near Wellesley Square. This development was a rehabilitation of an existing building which was purchased and renovated by the Wellesley Housing Authority. The addition of these units would bring to 177 the number of units under the control and management of the Wellesley Housing Authority.

### 1972 - Morton Circle Addition

Forty additional housing units for low income elderly persons were constructed and opened near the Town Hall Park. This project would bring to 76 the number of apartments for the elderly at Morton Circle. In addition, three units of housing were provided by the Housing Authority elsewhere in Town under the state rental assistance program.

## WELLESLEY SUBSIDIZED HOUSING

### 1958 - Morton Circle

The Town approved construction of 36 units of housing for low income elderly persons. This housing was built on a site located between the Police Station and the Town Hall in Wellesley Square. The units were opened for occupancy in 1959.

### 1955 - Wellesley Woodlands/Barton Court

The 63 temporary housing units at Barton Court on Weston Road were demolished. This made land available for more houselots which were sold at reasonable rates to veterans for construction of homes. By the end of the year 131 of the 132 lots set aside for this purpose had finished homes or homes under construction.

### 1950 - Barton Road

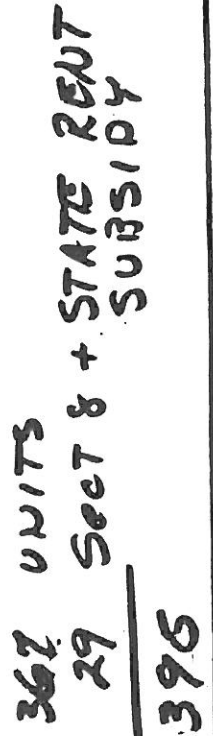
The Barton Road (off Cedar Street) State Aided Veterans Housing Project containing 90 apartments opened and was fully occupied. Some of the veterans moved into the permanent Barton Road units from the temporary Barton Court units. Vacancies at Barton Court were not filled so that the temporary housing could be removed to allow construction of permanent housing on the lots.

### 1946 - Barton Court

The Emergency Housing Committee opened 63 units of temporary housing for occupancy by needy veterans and their families at Barton Court (off Weston Road) on a portion of the 44 acres of land called Wellesley Woodlands which were subdivided into 132 lots. These lots were provided with utilities and were made available to veterans at \$700 each for construction of single family homes.

1980 Census Tracts

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## INVENTORY OF POSSIBLE SITES

### A. Privately Owned Land

Potential sites for new Low and Moderate Income Housing in Wellesley include open land and existing public and private buildings. This committee has examined the availability of private land.

We chose to consider and tabulate all private parcels of land 1) of one acre or more and 2) of less than one acre when the parcel abuts another vacant parcel with which it could be combined to produce a total acreage of at least one acre. Many of these properties already contain buildings. We did not include parcels of less than one acre even though they have some potential for development. Nor did we tabulate the number of building lots available in town because their size varies considerably according to zoning regulations.

One reason for selecting one acre as the minimum lot size is that an analysis of comprehensive permits throughout the state and those granted in Wellesley indicated that building on less than an acre is not practical. The average number of units per comprehensive permit actually built within the state by private limited dividend corporations was in excess of 90 units on a minimum of 2.4 acres. According to the present regulations in Wellesley, the highest density allowed for limited apartments is 24 units per acre or 3.75 acres required for a private development. However, under a comprehensive permit existing zoning would not govern the density of development. Wellesley Glen was developed to a density of 35 units per acre and the Wellesley Housing Authority project on River Street has a maximum density of 37 units on slightly less than an acre.

The 1970 Committee used school districts to indicate location. The 1980 Committee used precincts to indicate location, as precincts have been and are more stable. During the past ten years the school population has

been declining. Two schools, Kingsbury and Sprague, have been closed. As of the writing of this report, two more, Brown and Perrin, are slated to be closed in September '81. Therefore the results of this site inventory are classified both by size of lots and by location according to the nine voting precincts. See Tables I and II. These Tables show both total acreage and adjusted acreage. The term "adjusted acreage" means that portion of any parcel on which there is a dwelling house which exceeds the acreage required by the Zoning Bylaw.

Because we did not use lots as a measurement of available open land, we cannot accurately compare our figures for the total open space with those in the 1970 report. They surveyed 1,200 lots, but after applying their criteria this number was reduced to 99 lots or 62 site parcels. Our committee considered 168 site parcels of close to one acre or more which, when the criteria of one half mile distance from shopping, recreation etc. was applied, was reduced to 39 parcels.

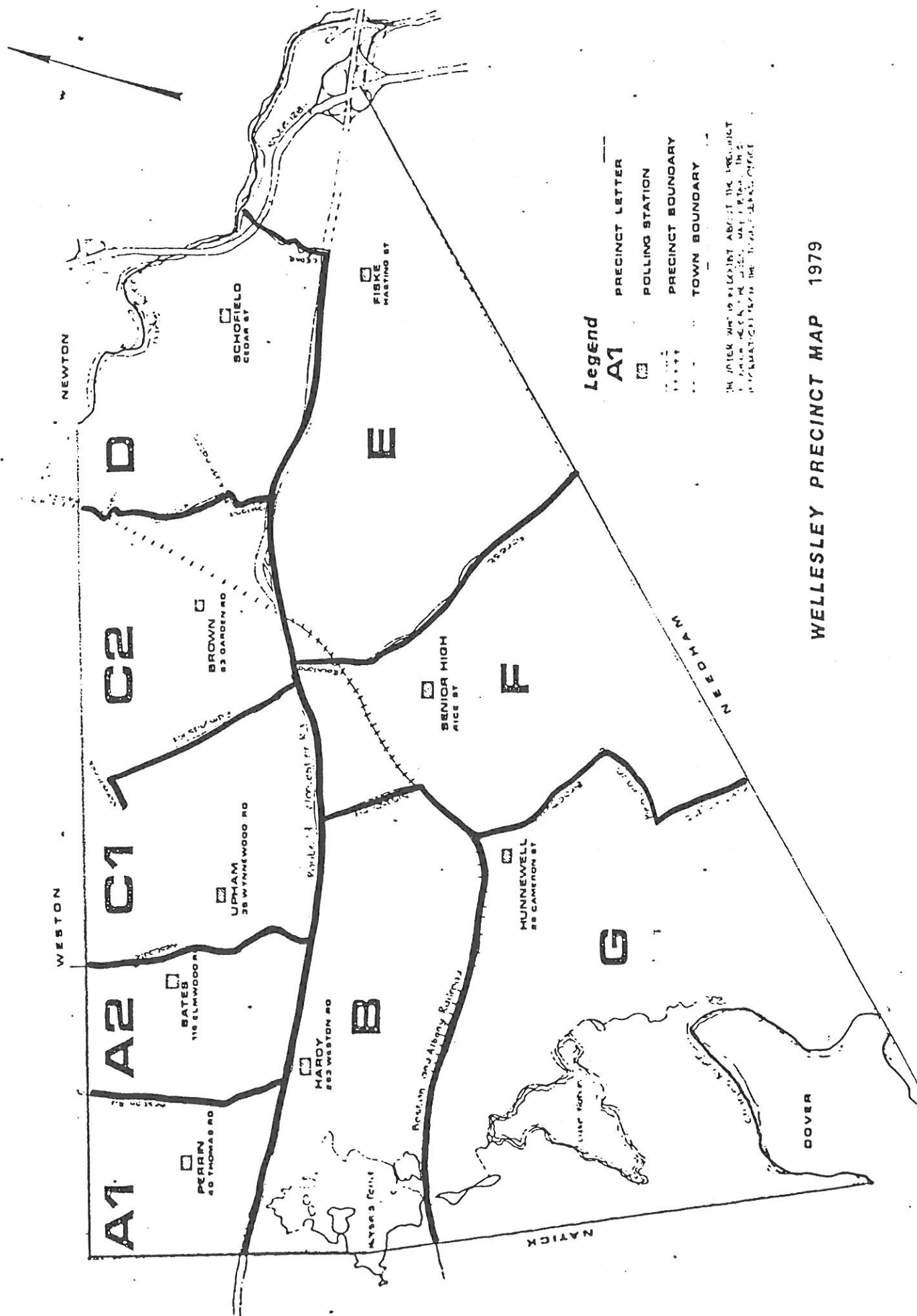
The criteria expressed by the 1970 Committee should be given full consideration in planning any new Low and Moderate Income Housing. However, if housing units are to be occupied by families, not elderly persons, the 1/2 mile distance criteria might be extended. In addition to location the criteria includes character of site, availability of open space and recreation.

#### Description of Tables III, IV and V.

Table III describes total acreage for non-public education, open space, and Town-owned land. Town-owned land will be described in more detail in Section B.

Table IV describes subsidized housing units in 1980.

Table V describes a comparison of the 1970 and 1981 adjusted sites after criteria has been applied.



WELLESLEY PRECINCT MAP 1979

TABLE I. INVENTORY OF POSSIBLE SITES OF PRIVATELY OWNED LAND #

G = Gross Acreage  
 AA = Adjusted Acreage\*

PRECINCTS	1-2 ACRES			2-5 ACRES			5 ACRES +					
	Parcels	Houses	GA	AA	Parcels	Houses	GA	AA	Parcels	Houses	GA	AA
1-A	2	1	2.12	1.9	1	0	4.1	4.1	0	0	0	0
2-A	1	0	1.4	1.4	1	0	2.4	2.4	0	0	0	0
B	1	1	1.01	.78	3	3	8.4	7.7	0	0	0	0
1-C	7	4	8.58	6.74	1	1	2.5	2.45	0	0	0	0
2-C	46	33	57.8	45.97	5	3	12.09	10.25	0	0	0	0
D	10	8	12.87	10.33	1	2	4.5	3.81	1	0	6.	6.
E	21	13	25.74	22.57	4	1	12.2	11.74	0	0	0	0
F	9	8	12.9	9.63	0	0	0	0	3	2	27.64	26.73
G	15	7	21.16	19.37	20	17	51.27	37.04	16	11	282.25	272.6
TOTALS	112	75	143.58	118.69	36	27	97.46	79.49	20	13	315.89	305.34
Totals for Town	Parcels - 168			Houses - 115			Gross Acreage - 556.93 Adjusted Acreage - 503.52					
*Adjusted Acreage means that portion of any parcel on which there is a dwelling house which exceeds the acreage required by the Zoning Bylaw												
#Exclusive of Non-Public Education, Recreation and Conservation Sites												
For more detailed information, see Committee Files in Planning Board Office												



TABLE II. INVENTORY OF POSSIBLE SITES OF PRIVATELY OWNED LAND #

WITHIN 1/2 MILE OF SHOPPING, ETC.

GA - Gross Acreage  
AA - Adjusted Acreage \*

PRECINCTS	1-2 ACRES				2-5 ACRES				5 ACRES +			
	Parcels	Houses	GA	AA	Parcels	Houses	GA	AA	Parcels	Houses	GA	AA
1A	0	0	0	0	1	0	4.1	4.1	NO SITES			
2A	1	0	1.4	1.4	1	0	2.4	2.4				
B	0	0	0	0	3	3	8.4	7.7				
1C	1	1	1.5	1.0	0	0	0	0				
2C	11	10	15.0	10.95	0	0	0	0				
D	7	5	9.0	7.6	1	2	4.5	3.8				
E	8	6	8.6	5.9	1	0	2.98	2.98				
F	2	1	2.7	2.2	0	0	0	0				
G	2	1	2.94	2.71	0	0	0	0				
TOTALS	32	24	41.1	31.76	7	5	22.38	20.98				
*Adjusted Acreage means that portion of any parcel on which there is a dwelling house which exceeds the acreage required by the Zoning Bylaw												
#Exclusive of Non-Public Education, Recreation and Conservation Sites												
Totals for Town												
Gross Acreage 63.48 Adjusted Acreage 52.74												

TABLE III. INVENTORY OF POSSIBLE SITES: TOWN-OWNED, NON-PUBLIC EDUCATION,  
RECREATION AND CONSERVATION-

	<u>ACRES</u>
TOWN-OWNED (1 + Contiguous Acres)	
Schools	107.7
Other:	
Municipal Buildings	100.38
Open Space	<u>519.1</u>
Sub-Total Acreage	727.18
NON-PUBLIC EDUCATION, RECREATION AND CONSERVATION (1 + Contiguous Acres)	
Wellesley College	648.14
Babson College	169.53
Mass. Bay Community College	85.81
Dana Hall Schools	68.14
Wellesley Country Club	132.87
Wellesley Conservation Council	<u>32.82</u>
Sub-Total Acreage	<u>1,137.31</u>
TOTAL	1,864.49

W.H.A. - Wellesley Housing Authority  
W.G.G.A. - Wellesley Glen Grove Associates

TABLE V. COMPARISON OF 1970 and 1980 SITE PARCELS OF PRIVATE LAND AFTER CRITERIA HAS BEEN APPLIED

Category	1970		1980	
	Parcels	Adjusted Acreage	Parcels	Adjusted Acreage
Less than 2 Acres	38	38.7	--	--
1-2 Acres	--	--	32	31.8
2-5 Acres	16	48.7	7	21.0
5 Or More	8	62.1	0	0
TOTALS	62	149.5	39	52.8
<u>Location</u>	<p>Easy walking distance (1/2 mile or so) of stores carrying convenience goods and within easy access of services such as banks, medical offices, barber shops, etc. Convenient to public transportation</p>			
<u>Character of Site</u>	<p>Size and condition of site must be adaptable to requirements of multi-family construction. Size considered: Vacant lots under separate ownership or contiguous undeveloped, or underdeveloped, lots under common or separate ownership.</p>			
<u>Availability of Utilities</u>	<p>Public Sewer Service essential, Water Service, Electric Service, school facilities are important considerations</p>			
<u>Other Locational Guidelines</u>	<p>Character of surrounding area. Protect housing development from excessive odor, noise, traffic hazards. Incongruent mixed land uses. Impact on traffic problems. Adequate recreation and open space.</p>			
	<p>Size and condition of site must be adaptable to requirements of multi-family construction. Size considered: Parcels of land of at least one acre under separate ownership, and slightly smaller parcels of undeveloped contiguous to another parcel</p>			
	<p>One half mile from centers of stores, banks, medical offices, etc. Wellesley Square, Wellesley Hills Square and Lower Falls area were used as focal points. Convenient to public transportation.</p>			
	<p>Same as 1970</p>			
	<p>Same as 1970</p>			

SITE SELECTION BY BOTH COMMITTEES WAS BASED PRIMARILY ON LOCATION AND SIZE

### Findings

-- In 1980 Wellesley has a deficit of 47.64 acres according to the Chapter 774 guidelines, as compared to 56.2 acres in 1970. The derivation of Chapter 774 criteria for land dedicated to Low and Moderate Income Housing in Wellesley is shown in Part III.

-- In 1981, Wellesley has a deficit of 468 units as compared to 669 units based on the 1970 Census.

-- The number of private parcels of land of one acre or more exclusive of private educational, recreational and conservation properties is 168 with an adjusted acreage of 503.5 acres.

-- If the one half mile (from shopping, medical and recreational areas) criteria were applied to the parcels in Table I this would result in 39 parcels and 52.7 adjusted acres being available as opposed to 62 parcels and 149.5 adjusted acres in 1970 as shown on Table V. Furthermore 30 of the 39 parcels within the half (1/2) mile of services have existing structures on them and 32 are in the 1/2 acre category.

-- The greatest proportion of open space remaining in Wellesley lies south of the railroad right-of-way, mostly in Precinct G.

-- Wellesley College, Dana Hall, Babson College, Mass. Bay Community College and Wellesley Country Club own approximately 80% of the available open space in Wellesley, the Town being the other major owner of open land.

-- Practically no private open land remains in the area designated Multi-Family Use by the Planning Board on the 1979 Proposed Land Use Map. Only 4 of the parcels of land identified in the inventory fell within the Multi-Family Use areas, and the three small parcels have houses on them at present. The fourth parcel of approximately 3 acres is located on steep and rough terrain. Therefore, any provisions for Low and Moderate Income Housing in the proposed Multi-Family areas would require conversion or removal of existing structures.

B. Town-owned Land

The schools, municipal buildings and open space owned by the Town cover 727.18 acres.

The Water Department has 273.25 acres. This includes Morses' Pond and the Rosemary Brook Forest. The latter is referred to in the 1970 Report on Page 36.

Public Works has 90.38 acres, 78 of which are in the area of the Incinerator. This is also discussed in the 1970 Report.

The Cochituate Aqueduct of about 52 acres is largely owned by the Town, but the Sudbury Aqueduct is under the control of the Metropolitan District Commission.

Town-owned conservation land include 80 acres of non-park land and 138.5 acres of park land. In addition there are 107 acres of school playgrounds including the elementary school buildings. Because there has been and continues to be changes in the school population and consequent changes in the need for schools, the acreage for individual schools is listed below. Some of them could be seriously considered for Low and Moderate Income Housing when no longer needed by the School Department.

<u>School</u>	<u>Acreage</u>	<u>School</u>	<u>Acreage</u>
Bates..	10	Perrin	5.75
Brown	5.56	Phillips	2.0
Fiske	4.15	Schofield	12.5
Hardy	6.11	Senior High	12.71
Hunnewell	5.8	Upham	11.96
Junior High	25.74	Warren	4.0

.. The 1970 Report lists some of the other Public Lands. The Albion Road School Site is no longer owned by the Town and has been developed into private homes.